

## **TABLE OF CONTENTS**

<b>TITLE .....</b>	<b>1</b>
<b>PREAMBLE .....</b>	<b>1</b>
<b>ENACTING CLAUSE.....</b>	<b>1</b>
<b>ARTICLE I - SHORT TITLE [AMENDED 3/98].....</b>	<b>2</b>
SECTION 100: SHORT TITLE:.....	2
<b>ARTICLE II – DEFINITIONS [AMENDED 3/98] .....</b>	<b>2</b>
SECTION 201: DIAGRAMS, GRAPHICS AND ILLUSTRATIONS PERTINENT TO THE DEFINITIONS IN THIS ORDINANCE:.....	31
<b>ARTICLE III - ZONING DISTRICTS AND MAP .....</b>	<b>41</b>
SECTION 300: DISTRICTS .....	41
SECTION 301: BOUNDARIES .....	41
SECTION 302: ZONING OF VACATED AREAS:.....	41
SECTION 303: ZONING OF ANNEXED AREAS: .....	42
SECTION 304: DISTRICT REQUIREMENTS: .....	42
<b>ARTICLE IV - R ONE FAMILY RESIDENTIAL DISTRICTS.....</b>	<b>43</b>
PREAMBLE .....	43
SECTION 400: PRINCIPAL USES PERMITTED .....	43
SECTION 401: SPECIAL LAND USES PERMITTED [AMENDED 2/02] .....	45
SECTION 402: [RESERVED] [AMENDED 8/01].....	48
SECTION 403: PLANNED UNIT DEVELOPMENT OPTION [AMENDED 12/97].....	48
SECTION 404: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	49
<b>ARTICLE V - MHP MOBILE HOME PARK DISTRICTS.....</b>	<b>52</b>
PREAMBLE .....	52
SECTION 500: HEIGHT REGULATIONS .....	52
SECTION 501: AREA REGULATIONS .....	52
SECTION 502: SETBACK .....	52
SECTION 503: LANDSCAPING .....	52
SECTION 504: YARDS.....	54
SECTION 505: SERVICE DRIVES AND SIDEWALKS .....	54
SECTION 506: WATER AND SANITARY SEWER.....	54
SECTION 507: STORM WATER .....	54
SECTION 508: FUEL OIL AND GAS STORAGE.....	54
SECTION 509: DISPOSAL OF GARBAGE AND TRASH .....	54
SECTION 510: UNDERGROUND WIRING.....	54
SECTION 511: [RESERVED] [AMENDED 2/02].....	55
SECTION 512: FIRE PROTECTION.....	55
SECTION 513: OTHER REQUIREMENTS .....	55
SECTION 514: SITE PLAN REVIEW .....	56
SECTION 515: SPECIAL LAND USES PERMITTED.....	57

<b>ARTICLE VI - RT TWO FAMILY RESIDENTIAL DISTRICTS .....</b>	<b>58</b>
PREAMBLE .....	58
SECTION 600: PRINCIPAL USES PERMITTED .....	58
SECTION 601: SPECIAL LAND USES PERMITTED [AMENDED 2/02] [AMENDED 2/03] ...	60
SECTION 602: PLANNED UNIT DEVELOPMENTS [AMENDED 10/98] .....	63
SECTION 603: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	63
<b>ARTICLE VII - RM-1 LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICTS .....</b>	<b>65</b>
PREAMBLE .....	65
SECTION 700: PRINCIPAL USES PERMITTED .....	65
SECTION 701: SPECIAL LAND USES PERMITTED [AMENDED 2/02] [AMENDED 2/03] ...	68
SECTION 702: PLANNED UNIT DEVELOPMENT [AMENDED 10/98] .....	70
SECTION 703: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	70
<b>ARTICLE VIII - RM-2 MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICTS .....</b>	<b>73</b>
PREAMBLE .....	73
SECTION 800: PRINCIPAL USES PERMITTED .....	73
SECTION 801: SPECIAL LAND USES PERMITTED [AMENDED 2/02] [AMENDED 2/03] ...	73
SECTION 802: PLANNED UNIT DEVELOPMENT [AMENDED 10/98] .....	76
SECTION 803: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	76
<b>ARTICLE IX - RM-3 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICTS .....</b>	<b>78</b>
PREAMBLE .....	78
SECTION 900: PRINCIPAL USES PERMITTED .....	78
SECTION 901: SPECIAL LAND USES PERMITTED [AMENDED 2/02] [AMENDED 2/03] ...	79
SECTION 902: PLANNED UNIT DEVELOPMENTS [AMENDED 10/98] .....	80
SECTION 903: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	80
<b>MC MEDICAL CARE DISTRICTS [AMENDED 2/03] .....</b>	<b>84</b>
PREAMBLE .....	84
SECTION 904: PRINCIPAL USES PERMITTED .....	84
SECTION 905: SPECIAL LAND USES PERMITTED .....	85
SECTION 906: PLANNED UNIT DEVELOPMENTS .....	86
SECTION 907: AREA AND BULK REQUIREMENTS .....	87
<b>ARTICLE X - B-1 LIMITED BUSINESS DISTRICTS.....</b>	<b>90</b>
PREAMBLE .....	90
SECTION 1000: PRINCIPAL USES PERMITTED .....	90
SECTION 1001: SPECIAL LAND USES PERMITTED .....	91
SECTION 1002: PLANNED UNIT DEVELOPMENTS [AMENDED 10/98].....	91
SECTION 1003: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	92

<b>ARTICLE XI - B-2 CONVENIENCE AND COMPARISON BUSINESS DISTRICTS ....</b>	<b>95</b>
PREAMBLE .....	95
SECTION 1100: PRINCIPAL USES PERMITTED .....	95
SECTION 1101: SPECIAL LAND USES PERMITTED.....	96
SECTION 1102: PLANNED UNIT DEVELOPMENTS [AMENDED 10/98].....	99
SECTION 1103: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	99
<b>ARTICLE XXI - B-3 CENTRAL BUSINESS DISTRICT.....</b>	<b>102</b>
PREAMBLE .....	102
SECTION 1200: PRINCIPAL USES PERMITTED .....	102
SECTION 1201: SPECIAL LAND USES PERMITTED.....	103
SECTION 1203: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	105
<b>ARTICLE XIII - B-4 GENERAL BUSINESS DISTRICTS.....</b>	<b>107</b>
PREAMBLE .....	107
SECTION 1300: PRINCIPAL USES PERMITTED .....	107
SECTION 1301: SPECIAL LAND USES PERMITTED.....	108
SECTION 1302: PLANNED UNIT DEVELOPMENTS [AMENDED 10/98].....	112
SECTION 1303: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	112
<b>B-5 CENTRAL GOVERNMENTAL SERVICE DISTRICT [AMENDED 3/98] .....</b>	<b>115</b>
PREAMBLE .....	115
SECTION 1304. PRINCIPAL USES PERMITTED: .....	115
SECTION 1305: PROHIBITED USES.....	116
SECTION 1306: SPECIAL LAND USES .....	116
SECTION 1307: PLANNED UNIT DEVELOPMENTS [RENUMBERED 10/98].....	117
SECTION 1308: AREA AND BULK REQUIREMENTS [RENUMBERED 10/98, AMENDED 4/00] .....	117
<b>ARTICLE XIV - I-1 LIGHT INDUSTRIAL DISTRICTS .....</b>	<b>121</b>
PREAMBLE .....	121
SECTION 1400: PRINCIPAL USES PERMITTED .....	121
SECTION 1401: SPECIAL LAND USES PERMITTED.....	122
SECTION 1402: PLANNED UNIT DEVELOPMENTS [AMENDED 10/98].....	124
SECTION 1403: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	124
SECTION 1404: BUSINESS CONDUCT LIMITATION.....	127
<b>ARTICLE XV - I-2 GENERAL INDUSTRIAL DISTRICTS .....</b>	<b>128</b>
PREAMBLE .....	128
SECTION 1500: PRINCIPAL USES PERMITTED .....	128
SECTION 1501: SPECIAL LAND USES PERMITTED.....	128
SECTION 1502: PLANNED UNIT DEVELOPMENTS [AMENDED 10/98].....	129
SECTION 1503: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	129

<b>WI-PUD WATERFRONT INDUSTRIAL PLANNED UNIT DEVELOPMENT DISTRICTS [AMENDED 4/00].....</b>	<b>131</b>
PREAMBLE .....	131
SECTION 1504: USES PERMITTED .....	131
SECTION 1505: PROHIBITED USES.....	134
SECTION 1506: REVIEW STANDARDS.....	134
SECTION 1507: AREA AND BULK REQUIREMENTS .....	135
<b>ARTICLE XVI - OSC OPEN SPACE CONSERVATION DISTRICTS .....</b>	<b>138</b>
PREAMBLE .....	138
SECTION 1600: PRINCIPAL USES PERMITTED .....	138
SECTION 1601: SPECIAL LAND USES PERMITTED.....	138
SECTION 1602: PLANNED UNIT DEVELOPMENTS [AMENDED 10/98].....	139
SECTION 1603: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	139
<b>ARTICLE XVII - OSR OPEN SPACE RECREATION DISTRICTS .....</b>	<b>142</b>
PREAMBLE .....	142
SECTION 1700: PRINCIPAL USES PERMITTED .....	142
SECTION 1701: SPECIAL LAND USES PERMITTED.....	142
SECTION 1702: PLANNED UNIT DEVELOPMENT [AMENDED 10/98] .....	143
SECTION 1703: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	143
<b>ARTICLE XVIII - LR LAKEFRONT RECREATION DISTRICTS .....</b>	<b>145</b>
PREAMBLE .....	145
SECTION 1800: PRINCIPAL USED PERMITTED .....	145
SECTION 1801: SPECIAL LAND USES PERMITTED.....	145
SECTION 1802: PLANNED UNIT DEVELOPMENTS [AMENDED 10/98].....	146
SECTION 1803: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	146
<b>ARTICLE XIX - WM WATERFRONT MARINE DISTRICTS.....</b>	<b>148</b>
PREAMBLE .....	148
SECTION 1900: PRINCIPAL USES PERMITTED .....	148
SECTION 1901: SPECIAL LAND USES PERMITTED.....	148
SECTION 1902: PLANNED UNIT DEVELOPMENTS [AMENDED 10/98] .....	149
SECTION 1903: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	149
<b>ARTICLE XX - H HERITAGE DISTRICTS .....</b>	<b>151</b>
PREAMBLE .....	151
SECTION 2000: PRINCIPAL USES PERMITTED .....	151
SECTION 2001: SPECIAL LAND USES PERMITTED.....	153
SECTION 2002: PLANNED UNIT DEVELOPMENTS [AMENDED 10/98] .....	154
SECTION 2003: AREA AND BULK REQUIREMENTS [AMENDED 4/00].....	154
<b>ARTICLE XXI - SCHEDULE OF REGULATIONS AND DEVELOPMENT      OPTIONS</b>	<b>157</b>
SECTION 2100 .....	157
SECTION 2101: DEVELOPMENT OPTIONS.....	157
SECTION 2102: PLANNED UNIT DEVELOPMENT OVERLAY .....	161

<b>TABLE I: HEIGHTS, AREAS, AND YARDS [AMENDED 4/00]</b>	<b>164</b>
PREAMBLE .....	164
TABLE I: HEIGHTS, AREAS, AND YARDS.....	166
TABLE NOTES .....	169
<b>ARTICLE XXII - NONCONFORMING USES.....</b>	<b>170</b>
SECTION 2200: INTENT .....	170
SECTION 2201: CONTINUANCE OF NONCONFORMING USES OR STRUCTURES .....	170
SECTION 2202: ELIMINATION OF NONCONFORMING USES OR STRUCTURE.....	170
SECTION 2203: RESTORATION AND REPAIR.....	170
SECTION 2204: EXTENSION, ENLARGEMENT, AND MOVING.....	171
SECTION 2205: POWER OF CONDEMNATION.....	171
<b>ARTICLE XXIII - GENERAL PROVISIONS [ARTICLE AMENDED 3/23/98]</b> .....	<b>172</b>
SECTION 2300: INTENT AND PURPOSE.....	172
SECTION 2301: EFFECT OF ZONING .....	172
SECTION 2302: LAND DISTURBANCES .....	172
SECTION 2303: PLOT PLAN REQUIRED.....	173
SECTION 2304: ONE BUILDING TO A LOT.....	174
SECTION 2305: REDUCTION OF PARCELS BELOW MINIMUM REQUIRED SIZE, WIDTH, OR DEPTH .....	174
SECTION 2306: ALLOCATION OF LOT AREAS & CONFIGURATION OF LOTS.....	174
SECTION 2307: PERMITTED YARD ENCROACHMENTS .....	175
SECTION 2308: [RESERVED] [AMENDED 3/97, AMENDED 4/00].....	175
SECTION 2309: HEIGHT REGULATIONS .....	175
SECTION 2310: [RESERVED] [AMENDED 4/00].....	176
SECTION 2311: ACCESSORY STRUCTURES & BUILDINGS.....	176
SECTION 2312: UTILITY AND PUBLIC SERVICE BUILDINGS .....	177
SECTION 2313: [RESERVED] [AMENDED 4/00].....	177
SECTION 2314: [RESERVED] [AMENDED 4/00].....	177
SECTION 2315: [RESERVED] [AMENDED 3/97, AMENDED 4/00].....	177
SECTION 2316: STORAGE OF VEHICLES .....	177
SECTION 2317: EXTERIOR SWIMMING POOLS & HOT TUBS.....	178
SECTION 2318: [RESERVED] [AMENDED 8/02].....	178
SECTION 2319: [RESIDENTIAL DESIGN CRITERIA] [AMENDED 7/98, AMENDED 4/00, AMENDED 8/01, AMENDED 4/02] .....	178
SECTION 2320: PRIVATE STREETS .....	182
SECTION 2321: WIRELESS COMMUNICATION SERVICE FACILITIES [AMENDED 12/97].....	183
SECTION 2322: DAY CARE/CHILD CARE FACILITIES.....	188
SECTION 2323: FLOOD HAZARD AREAS .....	189
SECTION 2324: TEMPORARY BUILDINGS, STRUCTURES AND USES [AMENDED 10/02].....	192
SECTION 2325: PERFORMANCE GUARANTEES AND PERFORMANCE BONDING FOR COMPLIANCE .....	195
SECTION 2326: OFF-STREET PARKING AND LOADING [AMENDED 2/02] .....	198
Figure 23-2: Downtown Parking Overlay District.....	201
TABLE IB: PARKING STANDARDS.....	201
SECTION 2327: [RESERVED] [AMENDED 2/02].....	209

SECTION 2328: [RESERVED] [AMENDED 2/02].....	209
SECTION 2329: OFF-STREET LOADING AND UNLOADING .....	209
SECTION 2330: SITE PLAN REVIEW [AMENDED 1/00] .....	209
SECTION 2331: LANDSCAPING, FENCING, WALLS, SCREENS AND LIGHTING [AMENDED 4/00].....	220
SECTION 2332: SPECIAL LAND USES AND PLANNED UNIT DEVELOPMENTS....	226
SECTION 2333: [RESERVED] [AMENDED 4/00].....	227
SECTION 2334: SIGNS [AMENDED 8/98] .....	228
<b>TABLE II: SIGN AREA AND HEIGHT LIMITATIONS .....</b>	<b>241</b>
<b>ARTICLE XXIV - ADMINISTRATION AND ENFORCEMENT .....</b>	<b>243</b>
SECTION 2400: ENFORCEMENT .....	243
SECTION 2401: DUTIES AND POWERS .....	243
SECTION 2402: BUILDING PERMITS .....	243
SECTION 2403: CERTIFICATE OF OCCUPANCY .....	243
SECTION 2404: ZONE CHANGES AND AMENDMENTS .....	244
SECTION 2405: PETITIONS, FEES [AMENDED 3/97] .....	244
SECTION 2406: PROTEST PETITIONS.....	244
SECTION 2407: VIOLATION AND PENALTIES [AMENDED 5/12/98].....	244
SECTION 2408: PUBLIC NUISANCE PER SE .....	246
SECTION 2409: RIGHTS AND REMEDIES ARE CUMULATIVE.....	246
SECTION 2410: FORBEARANCE NOT CONDONED .....	246
SECTION 2411: EACH DAY A SEPARATE OFFENSE .....	246
SECTION 2412: ZONING COMMISSION .....	246
<b>ARTICLE XXV - ZONING BOARD OF APPEALS [AMENDED 11/00].....</b>	<b>247</b>
SECTION 2500: PURPOSE AND INTENT .....	247
SECTION 2501: CREATION AND MEMBERSHIP .....	247
SECTION 2502: POWERS AND DUTIES .....	247
SECTION 2503: APPEALS, APPLICATIONS, FILING PROCEDURE AND FEES [AMENDED 3/97].....	250
SECTION 2504: HEARINGS, NOTICES, ADJOURNMENTS .....	251
SECTION 2505: TERMINATION OF VARIANCE.....	253
<b>ARTICLE XXVI - [RESERVED] .....</b>	<b>254</b>
<b>ARTICLE XXVII - REPEAL OF PRIOR ORDINANCE .....</b>	<b>254</b>
<b>ARTICLE XXIII - VESTED RIGHT .....</b>	<b>254</b>
<b>ARTICLE XXIX - SEVERANCE CLAUSE .....</b>	<b>254</b>
<b>ARTICLE XXX - ADOPTION AND EFFECTIVE DATE .....</b>	<b>254</b>